Board of Perry County Commissioners

P.O. Box 248 121 W. Brown Street

New Lexington, Ohio 43764

Telephone: 740-342-2045 Fax: 740-342-5505

E-mail: perryco@perrycountyohio.net

December 12, 2014

Environmental Management Support, Inc. Attn: Mrs. Edie Findeis Cromwell 8601 Georgia Avenue. Suite 500

Silver Spring, MD 20910 Phone: (301) 589-5318

Re: Perry County, Ohio: U.S. EPA Brownfields Assessment Grant Application

Dear Mrs. Findeis Cromwell:

Perry County, Ohio is submitting the enclosed application for the community-wide assessment grant in the amount of \$400,000 (requesting \$200,000 for hazardous substances assessment and \$200,000 for petroleum substances assessment).

Perry County (population 36,086) is a small rural Appalachian county with diverse geographical and cultural features including rolling rich farmland dominated by agriculture in the north and rugged mineral-rich hill country and former mining areas in the south. It is home to the Crooksville/Roseville National Ceramics Museum, the Wayne National Forest and Perry State Forest, and numerous historic and cultural resources, including 13 sites on the National Register of Historic Places. The Village of New Lexington (2012 pop. 5,150) is the County seat and exemplifies the County's rich history which is nestled in the rolling hills of Southeastern Ohio. In addition to a wide variety of monuments, beautiful scenery, historic locations and hundreds of businesses, Perry County is also home to many yearly events, including the Perry County Fair, Pottery Festival, Art Walks in Crooksville and Somerset, the Moonshine Festival. Most of the County's villages and townships in the southern portion of the County, including Shawnee, were originally formed around mining works, and coal mining became the County's most lucrative industries.

Brownfields are the legacy of this industrialization. The former pottery and mining operations have significantly impacted our communities and environment, with thousands rendered unemployed, acres of land left barren and scarred, and miles of streams that threaten our Ohio Hill Country heritage. Perry County has struggled to replace several thousand lost jobs in the mining, pottery and manufacturing industries. The Village of Somerset is located in the central portion of the County and has a median household income that is approximately 9.4% percent lower than the County and 20.7% lower than the State's average. Village of New Lexington is not far behind with a median household income that is approximately 8.5% lower than Perry County's average and 20.0% lower than the State's average (2008-2012 American Community Survey 5-Year Estimates). The County has identified redevelopment of its brownfields as a key component to economic recovery and future growth.

The County has recently completed an Asset-Based Redevelopment Plan with commitment to reinforce our identified assets and redevelop the local economy around two identified asset-based priority sectors: 1) heritage/cultural/environmental/arts tourism; 2) and local foods. Within the Plan, the County identified the need for preserving historical architecture, rehabilitating existing buildings rather than building new facilities, guaranteeing the



preservation of public natural areas, and creating artistic epicenters. U.S. EPA funding will help to achieve several of the key goals of the plan - by providing funding for assessment reports and remedial planning to improve upon the potential health and welfare of sensitive populations, the environment and the County's overall economy.

One brownfield that will benefit from U.S. EPA funding being considered is a former manufacturing/grocery property located in New Lexington. Perry County has a series of sustainable redevelopment projects planned for the site, including a compressed natural gas (CNG) filling station and educational site through a partnership of Hocking College with Perry County Transit.

Only with U.S. EPA's assistance to complete Phase I and II Assessments and remedial planning will the County be able to build the prerequisite studies necessary to realize its goals of creating market-ready sites for redevelopment, increasing property values, and revitalization. Thank you for your support of our application. Please do not hesitate to call us at 740-342-2045 if we can provide any additional information.

The following information was requested as part of the Grant Application:

a. Applicant Identification: Perry County, 121 W. Brown St., P.O. Box 248, New Lexington, Ohio 43764

b. Applicant DUNS Number: 832978159

c. Funding Requested: i. Grant Type: Assessment

ii. Funds Requested: \$400,000 (\$200,000 each for petroleum and hazardous)

iii. Contamination: Both hazardous substances and petroleum

iv. Community-wide

d. Location: Perry County, Ohio

e. Property Name and Address: Not applicable (community-wide assessment).

f. Project Director: Tom Johnson, Economic Developer, Perry County Commissioners

121 W. Brown St., P.O. Box 248, New Lexington, Ohio 43764

Phone: 740-342-2045; Fax: 740-342-5505; Email: tom.johnson1367@gmail.com

Chief Executive: James O'Brien

g. Date Submitted: December 12, 2014

h. Project Period: Estimated October 1, 2015 through September 30, 2018 (not to exceed 3 years)

i. Population: Perry County: 36,086 (Ref. 2012 American Community Survey)

j. Other Factors: targets mine-scarred lands, targets controlled substances, primarily Phase II

assessments, shows firm leveraging commitments, significant economic disruption

resulting in job loss since 2008, and recent natural disaster causing impacts

Sincerely

James O'Brien, President Perry County Commissioners

V.B Ranking Criteria for Assessment Grants - Perry County, Ohio

1. Community Need

a. Targeted Community and Brownfields

Targeted Community Description - Perry County (pop. 36,086), is the fourth poorest County in the State of Ohio based on per capita income (\$19,659, 2008-2012 American Community Survey 5-Year Estimates). Predominantly rural, the county is typified by Appalachia - rugged hills, former mining areas, agriculture, and portions of the Wayne National Forest. Water resources include the Moxahala Creek and Jonathon Creek. the major tributaries to the Muskingum River. The County has a rich history of pottery production as well as mining works. The natural resources of the area (clays, abundant wood, coal and gas) coupled with a large number of skilled craftsman in the area led to Crooksville (home of the National Ceramics Museum) and the surrounding communities becoming known as the "Pottery Center of the World" in the late 1800's. Over the years, mining declined and abandoned mines were left throughout the County, leaving significant job loss, surface and groundwater impacts, and a legacy of brownfields that included mine-scarred land. The migration of contaminants from priority brownfield sites pose a serious threat to the Muskingum River watershed, as well as residents and visitors who rely upon it for drinking water supplies, contact recreation, and fishing. As a rural county, the majority of our residents rely on groundwater as their primary water supply with over 2,300 rural houses that depend on private wells (Ohio Department of Natural Resources). In general, priorities in Perry County include properties along the Moxahala Creek and Jonathon Creek, and in the historic downtown areas of the County's major Villages of Roseville, Crooksville, and New Lexington, per the County's assetbased redevelopment plan. Sites in these areas pose a direct health threat due to their proximity to the Moxahala and Jonathon Creeks, potential impacts to groundwater (which is the County's drinking water source) and location relative to the County's most sensitive and impoverished residents. Specific properties to be targeted in the County include those in Table 2.

ii. Demographic Information

Table 1. Demographic Information							
	Somerset Village, OH	New Lexington Village, OH	Perry County, OH	Ohio Statewide	National		
Population	1,582	5,150	36,086	11,533,561	309,138,711		
Percent Unemployed	9.5%	13.8%	11.5%	9.7%	9.3%		
Poverty Rate	23.5%	22.1%	18.2%	15.4%	14.9%		
Percent Minority	2.0%	6.3%	2.1%	17.0%	25.8%		
Median Household Income	\$38,269	\$38,600	\$42,222	\$48,246	\$53,046		
Per capita income	\$17,332	\$16,941	\$19,659	\$25,857	\$28,051		
Percent Hispanic	0.0%	1.8%	0.6%	3.1%	16.4%		
Percent Elderly (>65)	17.3%	11.0%	12.9%	14.2%	13.2%		
Percent Children (<18)	28.6%	31.0%	25.7%	23.6%	23.9%		
Note: Data is from the 2008-20	Note: Data is from the 2008-2012 American Community Survey 5-Year Estimates available at: http://factfinder2.census.gov.						

Census Tract (Area):	9659 (Somerset)	9660 (Crooksville)	9661 (Southeast)	9662 (New Lexington)	9663 (Shawnee)	Perry County, OH		
Population (1)	7,246	5,100	4,535	6,178	5,731	36,086		
Unemployment (1)	10.9%	16.9%	11.1%	11.3%	13.8%	11.5%		
Poverty Rate (1)	19.2%	27.8%	20.3%	20.0%	20.0%	18.2%		
Percent Minority (1)	0.4%	3.3%	1.7%	5.6%	3.4%	2.1%		
Median Household Income (1)	\$45,081	\$33,594	\$41,369	\$43,750	\$32,765	\$42,222		
Per capita income (1)	\$18,231	\$14,513	\$18,808	\$19,299	\$17,894	\$19,659		
Percent Hispanic (1)	0.0%	0.4%	0.6%	1.5%	0.4%	0.6%		
Percent Elderly (>65) (1)	13.7%	12.0%	15.2%	11.5%	13.9%	12.9%		
Percent Children (<18) (1)	29.7%	25.0%	23.1%	28.6%	23.5%	25.7%		
(1) Data is from the 2008-2012	1) Data is from the 2008-2012 American Community Survey 5-Year Estimates and is available at http://factfinder2.census.gov/.							

iii. <u>Brownfields - The nature and extent of some of the County's key brownfields, past land uses and site activities, potential environmental contaminants and current conditions are addressed on potential properties in Table 2 below. These areas are potential growth areas identified in the County. With the requested Assessment</u>

Grant, the County can determine the extent of contamination and conduct cleanup planning to control contaminant migration, protecting and improving the health and welfare of Perry County residents. Of significant concern to the health and welfare of County residents is the number of brownfields located near sensitive populations in the incorporated villages of Crooksville and Roseville, and their impact on sensitive populations in this area.

Table	e 2. Potential Contamina	ants and Health Effec	ts of Select Targeted B	rownfield Sites
Brownfield Site/Location	Past Land Uses and Site Activities/Current Conditions	Potential Contaminants	Potential Exposure Pathways/Health Effects	Proximity to Potential Receptors
PCC Airfoils LLC – 700 China Street - Crooksville	Crooksville China Company, a pottery manufacturer from 1902 to 1959. Torn down then new building built and occupied by trailer manufacturer until 1974. Currently vacant.	Asbestos and lead paint in building, petroleum, diesel, volatile organic compounds (VOCs), semi-volatile compounds (SVOCs), and lead	Direct contact, inhalation of asbestos fibers and particulates, migration to groundwater, ingestion/ Cancer, respiratory, central nervous system (CNS) damage	Less than 300 feet from the Moxahala Creek. Immediately adjacent to the Crooksville Family Clinic, less than 100 feet from residential area. Less than half a mile from the Crooksville Village Park.
Former Kroger – 606 Mill Street, New Lexington	Former grocery store. Currently vacant.	VOCs, petroleum, and heavy metals	Direct contact, inhalation of particulates, migration to groundwater, ingestion/Cancer, CNS, respiratory, skin	Approximately 400 ft from the County Children's Home and nearby County Senior Center
Friendship Pottery – Roseville	Former pottery manufacturer. Currently vacant.	Asbestos and lead paint in building, petroleum, diesel, VOCs, SVOCs, and lead		Adjacent to Moxahala Creek
Beaumont Pottery – 410 Keystone Street, Crooksville	Former pottery manufacturer. Currently vacant.	Asbestos and lead paint in building, petroleum, diesel, VOCs, SVOCs, and lead	Direct contact, inhalation of asbestos fibers and particulates, migration to	Less than 50 feet from Burley Run, cemetery, Perry State Forest
Alpine Pottery – 7674 Ceramic Rd, Roseville	Currently a manufacturer of hand decorated stonewear	Asbestos and lead paint in building, petroleum, diesel, VOCs, SVOCs, and lead	groundwater, ingestion/ Cancer, respiratory, CNS damage	Less than half a mile from the Moxahala Creek
Star Stoneware Pottery – 50 China Street, Harrison Township (Crooksville)	Former pottery manufacturer. Currently vacant.	Asbestos and lead paint in building, petroleum, diesel, VOCs, SVOCs, and lead		Less than 300 feet from the Moxahala Creek
Mine-scarred land (various)	Underground and strip mines within the county	Acid mine drainage, heavy metals	Direct contact, ingestion, inhalation of asbestos fibers and particulates, migration to groundwater, ingestion/ Cancer, respiratory, CNS damage	Jonathon Creek
Potential Methamphetamine Lab Property 10185 Township Road 57 — Roseville(1) (1) https://www.whizn	Residential/Illegal meth operations ews.com/tags/perry-county-sh	Controlled substances, solvents, chemicals	Direct contact, inhalation	Within a residential area

Real and perceived negative impacts of the brownfields include their contaminants, many that are suspected or known carcinogens and are known to cause respiratory disease, neurological damage, kidney damage,

reproductive system damage, and birth defects. Based on the Ohio Cancer Incidence Surveillance System's (OCISS) February 2011 age-adjusted incidence rates of various types of cancer, as provided by the Ohio Dept. of Health, residents of Perry County have an increased risk for multiple types of cancer as compared to the State of Ohio, overall. Specifically, there is a greater risk of lung and bronchus (15.6%), colon and rectum (20%), Larynx (180%), pancreas (2.6%), cervical (14%), and esophagus (89%) cancers (http://www.healthy.ohio.gov/). Due to the concentration of brownfields along the Moxahala and Jonathon Creeks, the migration of contaminants to surface and ground water poses a serious threat to the Muskingum and Ohio River watersheds, as well as the 2,300 residents that rely on groundwater as their primary water supply (ODNR). The majority of rural residents do not have access to municipal water systems and many must have water hauled in, at high cost, due to contaminated private wells.

iv. Cumulative Environmental Issues

Documentation from www.scorecard.org indicates Hollinee Glass Fibers in Shawnee, Ohio releases 155, 661 pounds of toxic release inventory (TRI) chemicals annually, contributing to environmental justice issues based on its location in one of the most impoverished areas of Perry County. According to www.scorecard.org, the distribution of environmental burdens in Perry County is skewed toward minorities, with the ratio for releases of toxic chemicals at 1.57:1 (minorities: whites). Additionally, the Tunnel Hill Reclamation Landfill is a large Subtitle D facility which began its' operations in 2005 in Perry County. In January 2012, the Landfill had been cited for not controlling odors four times by the Ohio Environmental Protection Agency and once by the Perry County Health Department. Daily monitoring of odor intensity was started in February 2012 through a joint effort of the health department and the EPA. Unpleasant odors can lower the quality of life for people who live nearby and reduce local property values. Several natural disasters have also impacted Perry County, including severe storms and strait-line winds during the period June 29, 2012 to July 2, 2012 (federal disaster DR – 4077 declared through FEMA on Aug 20, 2012).

b. Impacts on Targeted Community - Perry County's brownfields, located in close proximity to residences, schools, day care facilities, and/or parks, are negatively impacting sensitive populations by potentially exposing them to numerous contaminants via direct contact, particulate ingestion, airborne particulates inhalation, and vapor intrusion pathways. The Average Annual Number of New Invasive Cancer Cases and Age-adjusted Incidence Rates by County and Gender in Ohio, 2003-2007 for lung and bronchus cancer incidence rate (cases per 100,000 population per year) for the County (86.7) is higher than the rate for Ohio (75.0), and is higher than the U.S. (63.9) (Ohio Cancer Incidence Surveillance System, Ohio Department of Health, 2010). In addition, the Average Annual Number of Cancer Deaths and Age-adjusted Mortality Rates by County and Gender in Ohio, 2003-2007 (cases per 100,000 population per year) shows the incidence rate in the County (235.1) is significantly higher than the rate for Ohio (199.6) (Source: Ohio Cancer Incidence Surveillance System, Ohio Department of Health, 2010). Compounding the effect of environmental pollutants are additional health concerns that are more prevalent in poor and minority communities. Based on the 2009 National Health Interview Survey, in the U.S., the percentage of obesity among lower income adults (30.7% for household income below \$35,000) is higher than that of higher income adults (26.6%), demonstrating health disparities (Vital and Health Statistics, Series 10, Number 249, December 2010). Health concerns for these sensitive populations are often intensified by poor nutrition and lack of access to adequate health care. Perry County is federally designated a medically under-served county due to the lack of primary care physicians with over 4,000 people per doctor with no emergency room or urgent care. The drive time to the nearest emergency department is at least 30 minutes. Residents also need to travel outside the county to see a specialist or for any medical procedure, chemotherapy, dialysis or other specialized care. Approximately 17% of Perry County residents had no healthcare coverage in 2013; 18.2% of residents needed to see a physician in the past year, but could not because of cost; and, lack of transportation was cited by residents as a key barrier to accessing health-related services. Perry County with a population of 36,058 has eight primary care physicians and two additional clinics. Dr. to patient ratio of 1: 4,507 (RWJ Health Rankings notes 1:4,034).

Data collected by the Ohio Department of Health indicate that high body mass index (BMI) is an indicator of being overweight or obese. In Perry County, 29 percent of adults are overweight, while 35 percent of adults are obese (Perry County Health Assessment 2012). Being overweight or obese is associated with amplified risk for several chronic diseases including type 2 diabetes, heart disease, stroke, osteoarthritis and cancers of the breast, colon, endometrium and kidney (James WPT, Jackson-Leach R, Mhurcha CN, et al, 2004). The Average Annual Number of Deaths and Age-adjusted Mortality Rates in Ohio, 2004-2006 (cases per 100,000 population per year) shows that the incident rate for diseases of the heart in the County is 189.9 and is the second most frequent cause of death for Perry County residents (the first being cancer). Not only will the sensitive

populations of our area directly benefit from assessment of local brownfields, but also assessments would help minority communities address environmental justice issues. According to Scorecard.org, the distribution of environmental burdens in Perry County is skewed toward minority races and families living below the poverty level, with the ratio for releases of toxic chemicals at 1.57:1 (minorities:whites) and 1.14:1 (families below poverty:families above poverty). The proposed assessment work will provide public health data heavily-weighted toward brownfield impacts in disadvantaged areas.

c. Financial Need

Economic Conditions - Receipt of U.S. EPA Brownfield funding is essential for the County to conduct studies needed as prerequisites for redevelopment on several properties. The County does not have other sources of funding to draw upon because of its reduction in revenue that has occurred over the last five years. Perry County and the entire southeast Ohio region have faced significant economic challenges over the past decade. Perry County has seen a structural loss of industrial plant employment over the last three years with two major employers totaling 118 positions. This includes 83 jobs that have been lost from Cooper Standard auto parts and 35 from the closing of Watertown Steel. There has been no offsetting increase in industrial job growth during the period. Attempts to replace several thousand lost jobs in the mining and manufacturing industries here have met with modest success as traditional economic development projects have opened an industrial park and provided incentives for relocation of manufacturing and the opening of new coal mining operations. These efforts will continue. However, attraction of new business from outside the county is often times thwarted by the lack of attention paid to the county's image as a place with unique features and assets that create a diverse economy and quality of life. This project will work to develop these assets while diversifying the local economy. The impact of company closings, job losses, and decreased personal income has a ripple effect from residents to businesses to ever-tightening municipal budgets. The County heavily depends on its property taxpayers as well as intergovernmental monies. Since the property tax receipts do not grow at the same level as inflation, the County will be faced with significant challenges over the next several years to contain costs and ultimately determine what options are available to the County. (Information from this paragraph obtained from 2013 Perry County Financial Condition located at: https://ohioauditor.gov/AuditSearch/Reports/2014) Constraints in our budgets County-wide have a tremendous impact on the ability to provide basic services, let alone fund "non-essential" projects, a category that brownfields may fall into during the budgeting process, behind roads and sewers.

- ii. Economic Effects of Brownfields -According to the 2010-2012 American Community Survey (ACS, http://factfinder2.census.gov), the County had over 7,363 individuals (20.4%) and over 1,534 families (15.6%) living below the poverty level. These rates have increased more than 15% since 2008 (2006-2008 ACS). The 2012 median household income was \$39,669 (2010-2012 ACS 3-Year Estimates) and 18.2% of households earned less than \$15,000. According to the U.S. Bureau of Labor Statistics, the 2013 unemployment rate was 9.3%. Poverty and income levels in our municipalities are even more distressed, as compared to the County and the State, as shown in Table 1 (Section V.B.1.a). Almost 30% of the population in census tract 9660, which includes the Village of Crooksville, currently lives below the poverty threshold. This specific census tract also has the lowest per capita income in Perry County. The current economic conditions have resulted in lower incomes, increased poverty, job losses, reduced tax revenues and municipal budgets, and more commuting out of the county for employment. These economic conditions drain resources, leaving nothing left to address brownfields. Our situation is further complicated by our disadvantages in attracting high-paying employers, as compared with other Ohio areas:
- In Perry County, 15.8% of residents over age 25 do not have a high school diploma and only 6.3% have a bachelor's degree. In Crooksville only 4.2% of residents have a bachelor's degree (2008-2012 ACS).
- The low income levels exhibited in many of our communities greatly reduces our ability to attract retail businesses, restaurants and hotels. This in turn, makes the area less desirable to other employers.
- Over 60% of the County's housing stock was developed prior to 1980. In the Village of Somerset these rates
 are even higher, with 70% of homes built prior to 1980 (2008-2012 ACS). The age and condition of our
 housing limits our ability to attract executives to live in Perry County.
- There are no interstate highways traversing the county and Perry is one of only three in the state that doesn't have a four lane highway.
- Though surrounded by counties with successful economic diversification around civic and geotourism that
 utilize place-based assets, Perry County is one of only a few counties in Ohio without an organized tourism
 bureau

These factors have contributed to a lack of new redevelopment, and significant economic disruption from job

loss. According to the Bureau of Labor Statistics, in the period between 2001 and 2013, Perry County fluctuated by 1,497 jobs, and had employment as high as 15,724 (October 2001 and as low as 14,227 (January 2013).

2. Project Description and Feasibility of Success

a. Project Description

Project Description - The County will use the Community-wide Assessment Grant to incentivize brownfields redevelopment in struggling neighborhoods in Somerset, Crooksville, New Lexington, and Roseville, and other villages and unincorporated areas that are located along the tributaries of the Muskingum River and Hocking River. The brownfields program approach is directed by the goals of the County's assetbased redevelopment plan (2014) which was developed based on "Driving Economic Growth in Perry County," a report written by Ohio University's Voinovich School of Leadership and Public Affairs in collaboration with the Perry County Economic Development Working Group. Rather than to continue to watch economy and quality of life decline. Perry County residents decided to create a new strategy and vision for the County. The product of their input was a community-driven vision, completed in 2014, the Perry County asset-based redevelopment plan, with commitment to reinforce our identified assets and redevelop the local economy around two identified asset-based priority sectors: 1) heritage/cultural/environmental/arts tourism; 2) and local foods. Within the plan, the County identified the need for preserving historical architecture, rehabilitating existing buildings rather than building new facilities, guaranteeing the preservation of public natural areas, and creating artistic epicenters. Assessment, remediation and redevelopment of brownfields are necessary steps to achieve those goals. Members of the task force planning group identified the importance of land use planning for Perry County. Sites will ultimately be selected based on: (1) U.S. EPA eligibility; (2) property location and cohesion with existing planning; (3) willingness of property owners to provide access; (4) property marketability; (5) extent/perception of contamination; and (6) potential positive community impact. Upon selection, the County will direct its environmental consultant to research local and Federal databases to ensure the properties are eligible. The grant funded assessment work will be a catalyst for redevelopment strategy in Perry County. Our program will begin with assessing the priority brownfields in the areas targeted by the newly formed Perry County Community Improvement Corporation in concert with other community-identified sites. An inventory will be developed focusing on evaluating threats to sensitive populations and ecosystems and supporting redevelopment, and, second, providing support for area businesses or developers who plan to purchase and redevelop smaller sites located throughout the County (typical due diligence). This approach may be revised as the project progresses if intended outputs/outcomes are not being achieved and/or community concerns arise.

The County will use the grant funds to assess the priority sites. Assessment data will be used to determine the extent of brownfields contamination; evaluate exposure pathways and develop mitigation/remediation strategies that are protective of human health and the environment; and support redevelopment planning and marketing of brownfields. As the grant project progresses, the County will integrate high-risk and developable sites identified by the community members and community organizations into the project and utilize grant funds to assess these sites. The County will assess a minimum of six sites using the Assessment Grant funds. Other sites will be assessed as business/developer interest occurs during the grant project. These assessments will support smaller commercial/industrial redevelopments in areas with existing infrastructure, creating local jobs and amenities without infringing on greenspace. The list below reflects the areas that were prioritized based on the goals of the redevelopment plan. In addition to these sites, the County will solicit the opinion of the general public and the Brownfield task force (see Section 3) in order to identify and prioritize sites.

Table 3. Projected Redevelopment for the Properties Identified			
Site/Location	Planned Redevelopment Potential/Planning		
New Lexington, Ohio –	Perry County has a series of sustainable redevelopment projects planned for the site,		
Former Kroger Grocery	including a compressed natural gas (CNG) filling station and educational site through a		
Store	partnership of Hocking College with Perry County Transit.		
Crooksville, Ohio – PCC	The County has recently applied for Phase I funding from Targeted Brownfields		
Air Foils	Assistance Grant resources from Ohio EPA after several discussions with interested		
	property owners. One interested party would like to expand his facility on the site for		
	manufacturing; the other is interested in mixed use.		

ii. <u>Project Timing - Perry County</u>, with support from Buckeye Hills and a qualified environmental consultant, (the project team) will lead the brownfields grant program (Section 2.c.i). The County will lead the grant

management and work to best utilize grant funds and leverage additional funding sources to promote viable revitalization. The County's Economic Development Director will distribute information about the project to local businesses and property owners and the community; share information with project partners and facilitate prioritizing sites. Buckeye Hills will assist the County to prepare and submit all programmatic management items such as submittal of quarterly, annual and financial reports and other required reporting. With support from Buckeye Hills, the County will be responsible for procuring all contractual services, selecting sites for assessment, and tracking project progress toward redevelopment.

After being awarded the Assessment Grant, the County will prepare a Work Plan with community support and secure approval from the EPA, marking the official start of the project. Buckeye Hills will support the County to assist in selecting a qualified environmental consultant, and will provide a notice to the public via legal public notice of a Request for Qualifications. The County will rank and score qualifications, and engage with a qualified environmental consultant. The consultant will begin to assist the project team in the completion of the site inventory, and qualifying sites as eligible for participation in the program through the hazardous substance or petroleum tract, or both, as appropriate. The consultant will author a Quality Assurance Project Plan to govern the implementation of the assessment in compliance with U.S. EPA protocols. Meetings will begin with property owners inviting the opportunity to participate, and a draft legal access agreement will be provided to potential participants of privately-owned properties that may qualify. The County, its environmental consultant, and community organizations (Section 3.c) will be involved in the inventory task, which will continue throughout the grant project period. Once a site is deemed eligible by the EPA, the community will be notified and the site will be assessed through performance of a Phase I Environmental Site Assessment (ESA) and/or a Phase II ESA Site Assessment procedures. Work for Phase II Assessment will be completed under an approved Quality Assurance Project Plan (QAPP) to ensure that the community is protected from contaminants during invasive assessment work. Upon receipt of assessment results, the environmental consultant will work with the County, potential developer, and partners to devise liability management, cleanup, and site use strategies that support redevelopment efforts and improve the health of residents and the environment. An anticipated schedule of completion for grant tasks/activities is as follows: 1) Prioritization/Update of Site Criteria (Redevelopment Planning), 2-4 weeks; 2) Quality Assurance Project Plan (QAPP) 4-6 weeks; 3) Site Specific Eligibility Analyses, 1 week; 4) Site Specific Access Agreement 1 week; 5) Phase I Property Assessment, 6-10 weeks; 6) Site Specific Sampling and Analysis Plan & Site Health and Safety Plan, 3-4 weeks; 7) Phase II Assessment; 8) 8-12 weeks (Contingent upon size/complexity of site. If groundwater is a pathway, may need seasonal samples that would extend timeframes to completion.); 9) Analysis of Brownfield Cleanup Alternatives (ABCA) or Ohio VAP Remedial Action Plan (RAP) 4-6 weeks; 10) Cleanup and Reuse Planning Meetings, 1-3 weeks for planning, public notice and implementation; 11) Public and Private Engagement Meetings; 1-3 weeks for planning, public notice and implementation.

After completion of initial assessment activities, additional safe use or remedial investigations may be needed to further define the extent of contamination and design environmental response actions for cleanup and safe future use of the sites. Contaminated sites may be entered into the Ohio EPA Voluntary Action Program (VAP). The results of assessments will be disseminated to the community through public meetings and notification of community organizations. If health threats are identified, the Ohio EPA and the Perry County Health Department will be notified. If needed, the County will seek additional funding from local and state sources and/or the EPA for assessment activities and subsequent environmental response activities. The County will complete all activities on multiple properties within the required 3 years.

iii. Site Selection - While properties have been targeted for the purposes of identification in this application, the County understands that participation from private landholders is voluntary and that public outreach of the program will be an essential step in building partnerships and comfort with the assessment process. The sites listed in this application represent some, but not all of the potential properties that may be eligible to participate in the U.S. EPA Program. EPA funds could help to address the key areas raised by community interest. Perry County anticipates selecting sites with public input based on (1) U.S. EPA eligibility; (2) property location and cohesion with prior County planning; (3) willingness of property owners to provide access; (4) property marketability and redevelopment potential; (5) extent/perception of contamination; and (6) potential positive community impact. All eligible properties will be considered. Upon selection, the County will direct its environmental consultant to research local and Federal databases to ensure the properties are eligible. The end result of the County's proposed project will be the completion of up to 11 Phase I Property Assessments (PAs), up to 10 Phase II PAs, up to 5 Remedial Action Plans/Risk Assessments, and associated public outreach. Our goal is to reduce the threat of contaminants from brownfields throughout the County. Residents

will benefit by having sites assessed to determine potential risks to human health and the environment, and cleanup planning completed to eventually eliminate these risks and promote redevelopment.

b. Task Description and Budget Table

Task Description

Implementation of the U.S. EPA Brownfields Assessment grant will include the following tasks:

Task 1 - Programmatic Costs: Programmatic costs of \$7,500 are allocated from each budget, both hazardous substances and petroleum, for staff time from the County and Buckeye Hills to support the grant with eligible programmatic management needs. The Village of Somerset, and specifically Tom Johnson as Project Director, will provide in-kind staff resources for programmatic management as well (including marketing the program to local businesses and property owners, participating in site selection and prioritization, and communicating with public and private owners) equivalent to \$3,500 (estimating approximately 100 hours at an average hourly rate of \$35/hour) over the 3-year implementation period. Outputs will include marketing the program to local businesses and property owners, participating in meetings on site selection and prioritization, and hosting a public workshop on the program for local businesses, as well as continuing staff training and improved brownfields knowledge.

Task 2 - Community Outreach: Community outreach costs of approximately \$12,000 will include travel (\$3,000), supplies (\$3,000), and contractual costs (\$6,000) for coordinating and conducting community outreach programs/meeting and travel to community outreach events. The County and a retained consultant will also provide in-kind staff labor, to be valued at approximately \$7,000 to \$10,000, to conduct outreach meetings, draft press releases, update the County website, Facebook page, and LinkedIn page, and other activities to complete community outreach programs. Outputs include up to three public meetings and development of marketing

documents that can be used to promote area brownfields and grant availability.

Task 3 – Phase I and II Site Assessments: Sites will be evaluated through performance of Phase I and/or II ESAs (conducted in accordance with All Appropriate Inquiry ASTM Standard E1527-05) and other ASTM standards and practices, and the Ohio VAP. The County anticipates focusing assessment funds on determining the nature and extent of the contamination at the priority sites. The costs for completing Phase I and Phase II ESAs will vary depending on the complexity and whether VAP compliance is required. Based on prior brownfield experience, the County estimates Phase I ESAs will cost \$3,000 to \$6,000, VAP Phase I Property Assessments will cost \$7,000 to \$9,000, and Phase II ESAs will cost \$20,000 to \$50,000. The hazardous substances budget includes contractual costs of \$165,000 based on conducting five Phase I ESAs at an average cost of \$5,000 (\$25,000 total) and four Phase II ESAs at an average cost of \$35,000 each (\$140,000 total). The petroleum budget includes contractual costs of \$174,000, based on six Phase I ESAs at an average cost of \$4,000 (\$24,000 total) and six Phase II ESAs at an average cost of \$25,000 (\$150,000 total). Outputs include completion of up to 11 Phase I ESAs and up to 10 Phase II ESAs.

Task 4 - Cleanup Planning: The County will conduct cleanup /redevelopment planning in accordance with the Ohio EPA Voluntary Action Program Remedial Action Plan (RAP) or Bureau of Underground Storage Tank Regulations (BUSTR) programs, or U.S. EPA Analysis of Brownfields Cleanup Alternatives (ABCA) equivalent where redevelopment is imminent. This may include preparation of cleanup plans, assessment of cleanup/redevelopment alternatives, and evaluation of institutional and engineering controls. Contractual costs for this task are estimated at \$21,500 (hazardous substances and \$12,500 (petroleum) based on completing cleanup and reuse planning at three hazardous sites and two petroleum sites. Cleanup Plans are often critical to determine the cost of redevelopment and project viability. Outputs include up to 5 completed ABCA/RAPs. By completing this project, the County hopes to identify the brownfields that are exposing residents and the environment to contaminants, limit exposures associated with these brownfields, and bring these abandoned/underused sites back into productive use, giving residents a chance to find jobs comparable to the ones they lost. In order to evaluate its progress, the County will measure and track/document the listed outputs and outcomes. Once a site has been determined to be eligible, it will be entered into the Assessment, Cleanup, and Redevelopment Exchange System (ACRES). The ACRES profiles will be updated following completion of Phase I and II ESAs, Analysis of Brownfields Cleanup Alternatives (ABCAs), remediation, and/or redevelopment activities. To track and measure progress the County will: 1) evaluate project achievements against those incorporated into the grant application and work plan; 2) determine if the project has resulted in an improved site (acquisition/transfer/redevelopment); and 3) report the outputs of the grant in quarterly and annual reports to the EPA and track the following outcomes and outputs to a regularly-updated project spreadsheet: Measurable outcomes planned: number of acres of land assessed, number of jobs created/retained and tax revenue generated; number of acres of property remediated; quantity of leveraged funding, number of acres of

property redeveloped, number of new jobs and tax revenue generated; quantity of redevelopment investment

community meetings held, Number of ABCAs completed, Number of brownfields identified, Number of Phase I and II ESA s completed, Number of sites where cleanup planning was conducted. The County will adjust its approach to selecting sites for funds if it appears that the project is not generating the expected outcomes.

ii. Budget Table

		Table	4. Budget		
Hazardous Sub	stances Assessm				
Budget Categories	Task 1 Programmatic Costs	Task 2 Community Outreach	Task 3 Phase I and II Assessments	Task 4 Cleanup and Reuse Planning	Total
Personnel	7,500	In kind			
Travel		1,500			3,000
Supplies		1,500			1,500
Contractual		3,000	165,000	21,500	195,500
Subtotal	7,500	6,000	165,000	21,500	200,000
Petroleum Asse	essment Grant				
Personnel	7,500	In kind			
Travel		1,500			3,000
Supplies		1,500			1,500
Contractual		3,000	174,000	12,500	195,500
Subtotal	7,500	6,000	174,000	12,500	200,000
Overall Total	15,000	12,000	339,000	34,000	400,000

c. Ability to Leverage

Grants can be vital for catalyzing brownfields redevelopment projects because they cover the costs of site assessment needed to support liability management, project design, and remediation planning. This alone is rarely sufficient to ensure a successful redevelopment. The table below identifies local resources that the County can readily access to support assessment and subsequent cleanup and redevelopment activities. Because the County is a small rural community, resources are limited.

	Table 5. Local Resources					
Source	Resources Leverage/Role of Resources	Estimated Value	Likelihood			
The Village of Somerset	Commits in-kind use of staff, including up to 100 hours for marketing the program to local businesses and property owners, participating in meetings on site selection and prioritizing funding for redevelopment, and communicating with public and private owners who would like to participate	\$3,500(100 hours at \$35/hour)	100% County will require in kind resources/letter of commitment included in Attachment C			
Buckeye Hills – Hocking Valley Regional Development District	Commits in-kind use of staff, including 150 hours for programmatic grant administration support, marketing the program to local businesses and property owners, participating in meetings on site selection and priority, communicating with public and private owners who would like to participate and hosting a public workshop on the program for local businesses and potential development partners	\$3,600 (150 hours at \$24/hour)	100% County will require in kind resources/ letter of commitment included in Attachment C			

The following existing state and federal resources are also available by application and the County may seek funding from these sources for follow-on project needs following the expenditure of grant funds:

State of Ohio – Jobs Ohio Revitalization Fund Program - Grants for \$200,000 for assessment, \$500,000 for assessor-only cleanup projects, and up to \$2M for remediation activities at eligible sites with a committed redeveloper

• OEPA Brownfield Revolving Loan Fund (RLF) - loans for cleanup/remediation activities.

• OEPA Urban Redevelopment Loan Program - land and building acquisition, infrastructure improvements, brownfield site remediation activities, and building renovation/demolition.

- Ohio Development Services Agency CODSA) Tax Increment Financing (TIF) financing for public infrastructure improvements and private improvements.
- Additional EPA Assessment, Cleanup, and Revolving Loan Fund (RLF) Grants additional Assessment Grants (up to \$600,000 as part of Coalition grants), cleanup (\$200,000 per grantee-owned site), and RLF (up to \$1 million).
- Economic Development Administration Grants and Loans- EDA funding can assist with up to 50% or more
 in the cost of infrastructure and improvements that can be documented to lead directly to the creation and
 retention of jobs.

The County also intends to pursue U.S. EPA Brownfields Cleanup Grants, Brownfields Revolving Loan Funds, and HUD Brownfields Economic Development Initiative (BEDI) funding as necessary to complete cleanup of sites assessed with this grant. We may also leverage non-brownfields programs, such as Tax Increment Financing (TIF) and Historic Tax Credits. The likelihood of receipt of these funds is high. The County has worked with private developers in the past to obtain capital for redevelopment projects. The Village of Roseville is a prior 2004 recipient of \$5,960 grant for the former Brush Pottery site and a grant of \$5,960 for Ungemach Pottery from the Clean Ohio Assistance Fund. In addition, the County received a grant in 2005 for LEMPCO Industries in an amount of \$252,819 for remediation from the Clean Ohio Assistance Fund, and a grant for the former Sakas Inc, property for assessment in the amount of \$109,332.

(http://development.ohio.gov/cleanohio/brownfieldrevitalization/Documents/COAF_Projects_thruJune2014.pdf)

3. Community Engagement and Partnerships

a. Plan for Involving Targeted Community & Other Stakeholders; and Communicating Project Progress

- Community Involvement Plan The County intends to implement a comprehensive plan to involve the community in the grant project. This plan includes a creation of a task force to be comprised of the partner groups listed in Section 3.c, which include local civic, watershed, business, educational, fraternal, and economic development groups, as well as representatives from the villages, County and local government agencies. The intent of the task force is to assist in the implementation of the grant, including public outreach, site prioritization and preliminary redevelopment plans. The group will be invited to meet at least annually (depending on their role). A meeting to discuss the grant application was held during the County meetings on December 12, 2014. Notice of the meetings were provided to the public via media alerts 48 hours in advance stating the meeting date and time; including on the County website. Following notice of an Assessment Grant award, the County will announce the award and the availability of the draft Work Plan to the community through a press release to the local newspapers (Perry County Times and Perry County Tribune) and by posting a notice on the Perry County website. The County will place advertisements on the local area radio stations (WOUZ and WWJM FM radio stations) and the WOUB Television Station, which is a public access television station, to reach residents at every educational level and those without internet service. We will also send written or electronic notices to local business leaders (bankers, real estate brokers, developers). The County will establish a Facebook page and LinkedIn group for the grant, which will allow the community to interact with the County during the entire project. The County will include instructions on how to reach these internet forums in the initial press release. Hard copies of the draft Work Plan will be made available at the Perry County Courthouse and Somerset and New Lexington public libraries to ensure access for those without appropriate information technology availability, knowledge, or experience. The public will be able to provide comments verbally to Perry County Commissioners or County staff, electronically on Facebook and LinkedIn, and in writing via email or letters to the County. All comments received will be discussed during a public meeting hosted by the County and the draft Work Plan will be modified in response to relevant comments. Additional information is provided below in section 3 ii.
- ii. <u>Communicating Progress The County will communicate progress through public meetings at major project milestones, including: 1) project kick-off; 2) completion of Phase I and II activities; and 3) reuse and remedial planning. Specific stakeholders, such as residents adjacent to a targeted site, may also receive information via mail or phone. County representatives will make presentations to describe the grant process and address the concerns of local residents and business owners. County project team representatives will also attend community organization meetings to discuss the project and/or specific site assessments. After an assessment is completed, the primary information flow will be outward to the community, notifying local stakeholders about assessment activities, providing results of the assessments, and explaining health and environmental impacts. Assessment results will be posted on the County's website, Facebook, and LinkedIn. If health threats are identified, the County will send written notices to impacted citizens and contact the Perry County Health Department (Section 3.b.i) partnership with government agencies. When cleanup and/or</u>

redevelopment planning is initiated, more intensive involvement activities, including explanations of plans and rationales and solicitation of comments and feedback on those plans, will be implemented. These efforts will involve collaborating with community members, agencies, and businesses to identify appropriate end uses and create a redevelopment plan for the site. The County is committed to utilizing grant funds to become more fiscally and environmentally sustainable. As applicable, during the redevelopment of brownfield sites, the County will consult with the Southeast Ohio chapter of the U.S. Green Building Council concerning the utilization of sustainable/ green building approaches and techniques. At the close of the project, the County will hold a final public meeting to notify the community of the outcomes of the project. The presentation materials and minutes will be archived and placed on the County's website, Facebook, and LinkedIn. Job opportunities in brownfields assessment, cleanup, or redevelopment related to the brownfield program will be posted on the OneStop Employment Network and Perry County D Job and Family Services website.

b. Partnerships with Government Agencies

- Local/State/Tribal Environmental Authority The County will partner with local and state environmental & health agencies to ensure that the project is successful. The County will establish a strong partnership with Ohio Environmental Protection Agency (OEPA) to ensure future assessment, cleanup, and redevelopment activities at brownfields comply with the rules and guidance promulgated by the OEPA Voluntary Action Program (VAP), as applicable. In Ohio, petroleum assessment and remediation from Underground Storage Tanks is managed within the Department of Commerce, specifically the Bureau of Underground Storage Tank Regulation (BUSTR). This entity will be the regulatory entity to approve eligibility of project sites under petroleum funding. The County will work with both of these groups to ensure compliance with applicable programs and procedures. The County has a strong and productive partnership with Ohio EPA, Ohio Department of Transportation, and local education institutions such as Hocking College. In addition, we will partner with the Perry County Health Department if contamination is found to have the potential to negatively impact the health of local residents through migration to off-site receptors (Attachment B). Examples of such situations could include: (1) high levels of lead or other contaminants in surface soils with the potential for airborne distribution; or (2) contaminated groundwater migrating off-site at levels posing a vapor intrusion risk. In such situations, the Health Department (HD) may assist in public notification and health monitoring. The expertise and experience of the Health Department will be called upon to help identify/verify off-site health threats posed by identified contamination; identify related toxicological issues and perform risk evaluations; design and conduct notification/education programs; and coordinate health testing if migration of contamination from a brownfields site is confirmed. When contamination is discovered on brownfields, the cleanup criteria established by the Ohio EPA under the Ohio VAP will be used to identify and address on-site health and environmental threats posed by the contamination. If contamination discovered through assessment of brownfields has the potential to negatively impact the health of local populations, especially as related to off-site exposures, the Ohio EPA, Ohio Department of Health and Perry County HD will be notified and brought-in to support site needs.
- ii. Other Relevant Governmental Partnerships In addition to Ohio EPA and BUSTR, the County will work closely with the Ohio Development Services Agency (ODSA) and Jobs Ohio (a private redevelopment entity recently created to assist in financing projects and creating jobs in Ohio) to help ensure appropriate project needs are met. These two entities will support pursuit of funding for follow-on cleanup or redevelopment funding needs. In Ohio, they work in partnership with Ohio EPA who provides oversight on prerequisite assessment and cleanup planning activities that occur at brown fields. There are no specific environmental or brownfield job training programs in the County, however the County routinely works with Ohio Means Jobs (the County's One-Stop System), Tri-County Adult Career Center, Hocking-Athens-Perry Community Action and the Corporation for Ohio Appalachian Development and Hocking College for employment, training and support services. We will work with them to ensure that local job seekers are aware of job opportunities stemming from brownfields assessment, cleanup, or redevelopment related to the brownfield program will be posted on the Perry County Job and Family Services website.

c. Partnerships with Community Organization

Community Organization Description & Role

The County has identified the following organizations who will be project partners.

<u>Buckeye Hills Regional Development District (Buckeye Hills)</u> will support the implementation of the programmatic needs of the grant.

<u>Hocking-Athens-Perry Community Action (HAPCAP)</u> is a community organization with the mission to alleviate the hardships of poverty in order to help families and individuals achieve an improved quality of

life. The HAPCAP will help to facilitate public outreach by distributing information on their website, at their Perry County facility and during public meetings. They will also participate as part of an advisory committee for site identification and prioritization.

<u>Perry County Chamber of Commerce</u> is a proactive advocate for the business and professional organizations of Perry County. The Chamber will help facilitate communication between the County and members of the Chamber; assist in site prioritization and cleanup planning; and market properties to

prospective businesses looking to expand or locate in Perry County.

<u>Community Foundation for Perry County</u> is a nonprofit, public charity created by and for the people of Perry County that works to strengthen our community by awarding grants to local nonprofits, by bringing individuals together to address community needs, and by offering personalized charitable gift planning services to our donors. The Foundation's roles will include establishment of a fund an advisory committee to help assess the redevelopment needs on projects that require follow-up funding beyond the initial assessment and cleanup planning and promoting the brownfield program.

<u>Hocking College, Perry Campus</u> located in New Lexington, will assist with public outreach and provide meeting space to host a public meeting. If there is an opportunity, brownfield projects may be used as curriculum enrichment for students. In addition, Hocking College will provide workforce development

through their placement and training resources.

<u>Rural Action - Monday Creek Restoration Project</u> is a membership based non-profit organization doing sustainable asset-based economic development in Appalachian Ohio. Rural Actions programming includes the **Monday Creek Restoration Project** as part of the Watershed Restoration Program. Rural Action will assist in identifying and prioritizing brownfield sites in the Monday Creek Watershed and invite Perry County to make a presentation at a regular meeting of the Friends of Monday Creek.

Letters of Commitment

Letters of commitment from community organizations discussed above are included in Attachment B.

4. Project Benefits

a. Health and/or Welfare and Environment

Health and/or Welfare Benefits

EPA brownfield assessment funding will allow the County to protect public health and welfare by restoring control of contaminated sites and moving them through the assessment and cleanup process. All grant activities will be conducted under the Ohio VAP, which uses a health risk-based approach to identify relevant exposure pathways and determine cleanup levels that are protective of all identified receptors, dependent on future end use. By complying with the VAP, the County ensures that health risks are addressed in compliance with state regulatory policy and exposure of residents to contaminants is minimized.

Redevelopment of brownfields will improve residents' health and welfare by removing sources of contamination and limiting inhalation, ingestion, and dermal exposures. The specific health and welfare benefits associated with use of grant funds to stimulate redevelopment of the priority sites are summarized in the following table. Similar benefits, in whole or part, can be expected from redevelopment of smaller brownfields. Redevelopment of these brownfields epitomizes the equitable development principles of utilizing new investment in economically disadvantaged neighborhoods in a way that directly benefits the residents. Because this work will be completed on existing industrial sites, residents will reap the benefits without being displaced from their homes or neighborhoods. These redevelopment outcomes coincide with the guiding Livability Principles (Principles adopted by the partnership between the EPA, United States Department of Transportation, and United States Department of Housing and Urban Development to promote smart growth) of increasing economic competiveness, leveraging federal investment, and valuing and supporting the community and its neighborhoods. The efforts proposed under this grant are intended to alleviate poverty, revitalize core neighborhoods, create economic opportunity and nurture local entrepreneurship, all tenets of equitable development. The County is committed to development that benefits, rather than burdens residents and involves disadvantaged residents in decisions that impact their neighborhoods.

Table 6. Health and Welfare Benefits for Targeted Brownfield Sites			
Brownfield Site	Health and Welfare Benefits		
PCC Airfoils	Hazardous building materials (i.e., asbestos and lead-based paint) will be identified and		
(Crooksville)	abated. Removal/capping of contaminated soil will eliminate airborne vapor and particulate		
,	inhalation/ingestion threats to visitors of the adjacent health center and nearby residents. Soil		
	remediation/engineering controls will eliminate lead threats to children's health.		

Former Kroger	Hazardous building materials (i.e., asbestos and lead-based paint) will be identified and
Grocery Store	abated. Removal/capping of contaminated soil will eliminate airborne vapor and particulate
(New Lexington)	inhalation/ingestion threats to nearby residents. Soil remediation/engineering controls will
	eliminate lead threats to children's health.
Multiple	Hazardous building materials (i.e., asbestos and lead-based paint) will be identified and
Potteries	abated. Soil remediation/engineering controls will eliminate lead threats to children's
	health. Removal/capping of contaminated soil will eliminate airborne vapor and
	particulate inhalation/ingestion threats to nearby residents.

Assessment Grant operating procedures will ensure that the community is protected from contaminants during assessment work. A Health and Safety Plan (HASP) will be completed for each site where intrusive sampling will occur, and access to the site will be controlled with fencing and signage during assessment operations. As specified in the HASP, when subsurface samples are collected or hazardous building materials are disturbed, the release of particulates and vapors will be monitored and controlled. Decontamination and purge water generated during groundwater sampling activities will be containerized on-site and appropriately disposed. The assessment data generated will be used to help the County and/or a developer determine how to protect the both the community and construction/site workers during redevelopment activities.

Environmental Benefits

Environmental challenges include the direct health threat posed by sites due to their proximity to several creeks and rivers and potential impacts to groundwater. The redevelopment of priority brownfields will limit uncontrolled nonpoint pollution sources and illicit discharges and improve water and sediment quality in Moxahala Creek, Jonathon Creek, Monday Creek, Sunday Creek, the Muskingum River, and the Ohio River. This will reduce contaminants in these waterways, improving aquatic life and allowing for greater fishing and recreational opportunities. Currently, the Perry County Soil and Water Conservation District has two Americorp volunteers working on the newly created Jonathan Creek Watershed Group.

	Table 7. Environmental Benefits for Targeted Brownfield Sites
Brownfield Site	Environmental Benefits
PCC Airfoils (Crooksville)	The extent of soil and groundwater that have been impacted by petroleum, diesel, VOCs, SVOCs, and lead will be determined. Remediation and control of contaminated groundwater will benefit the adjacent Moxahala Creek.
Former Kroger Grocery Store (New Lexington)	The extent of soil and groundwater that have been impacted by petroleum, SVOCs, and heavy metals s will be determined. Remediation and control of contaminated groundwater will benefit Rush Creek.
Multiple Potteries	The extent of soil and groundwater that have been impacted by lead, petroleum products, or diesel from kilns and pottery manufacturing operations will be determined. Soil remediation and control of contaminated groundwater will reduce threats to the Muskingum River and its tributaries.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i. Planning, Policies, and Other Tools - To foster and implement sustainable development, the County will follow the principles of sustainable site planning. Brownfields in our urban areas have direct access to major streets, sewers, water supply, natural gas, major railroads and other infrastructure. The cleanup of existing sites will spur infill development, allowing reuse of the existing infrastructure and utilities, which will ultimately limit expenditures on utility extensions, reduce the use of construction materials and reduce air emissions (greenhouse gases, particulate matter) from construction. The creation of smart development will save our communities money and promote sustainable reuse. Redeveloping brownfield properties complements our revitalization efforts and prevents urban sprawl, thus preserving existing green space. Furthermore, we will work to ensure that brownfield redevelopment plans consider tenets of low impact development, green building techniques, innovative stormwater management and use of low-impact, native vegetation. The County will continue this commitment in our brownfield efforts and will strive toward: resource conservation; transportation and infrastructure availability; preservation of natural topography; preservation of existing landscape elements and natural areas; deconstruction of existing buildings to encourage reuse of building materials; on-site reuse of demolition materials such as concrete; sustainable development practices for storm water runoff (green roofs, bioswales, pervious pavement, etc.); redevelopment of brownfields to "brightfields" to leverage local

expertise in solar and other alternative energy; and redevelopment plans that include at least 30% open space and incorporate efficient building standards. Redevelopment of the County's large brownfields offers significant opportunity for sustainable development practices. Perry County's plans for the former Kroger grocery store site include a commercial CNG filling station as well as a station in City of Logan that Perry County (PC) Transit would utilize, but also be open to the public. Hocking College will assist with the development of the station by partnering with PC Transit.

Integrating Equitable Development or Livability Principles - The County will continue to prioritize assessment: 1) in or near residential neighborhoods in the needlest Census tracts (Table 1); 2) at sites near the Moxahala and Jonathon Creeks, and 3) other targeted economic development areas in sync with the County's Redevelopment Plan (meeting livability goals to "enhance the unique characteristics of all communities by investing in healthy, safe, and walkable neighborhoods"). Assessment and redevelopment will protect the health and welfare of residents and the environment by reducing and controlling site contamination and off-site migration. Redevelopment of brownfields will help invigorate the County's economy by attracting companies to the area and allowing existing companies to expand, increasing job opportunities, improving property values, and increasing the tax base. Redevelopment of brownfields will allow the County to sustainably reuse existing infrastructure and promote conservation of natural resources. The outcomes of redeveloping these brownfields correspond with the Livability Principles of supporting existing communities, valuing communities and neighborhoods, and increasing economic competitiveness. Redeveloping the County's brownfields will: 1) support the existing communities by discouraging sprawl, which will help to preserve the natural resources and rural character of the County; 2) value communities and neighborhoods by removing contamination and limiting residents' exposures to contaminants, which will improve the health and welfare of the County residents and significant youth population near Crooksville and Roseville, and 3) increase the County's economic competitiveness by creating jobs and increasing the tax base. Examples of the local commitment to sustainability include: The Village of Somerset received funding to install 24 energy efficient street lights for the Streetscape Improvement project. The Village of Somerset also partnered with AEP Ohio in Energy Savers 2014, a program that works with communities to encourage residents and businesses to participate in energy efficiency programs offered by AEP Ohio. Not only do community members benefit from saving energy and money in their homes and businesses, their actions also help the community receive incentives from AEP Ohio that can be put towards an improvement project identified by the community. If Somerset receives the funds, the money to go toward the installation of energy efficient lighting at the Girls Softball Park.

c. Economic and Community Benefits (long-term benefits)

Economic or Non-Economic Benefits - By receiving U.S. EPA funding, the County will be able to achieve direct economic benefits, including: 1) returning blighted properties to productive uses that create taxes and jobs; 2) creating market-ready sites at attractive locations; 3) encouraging the reuse of built land for infill development; 4) achieving improvements in distressed neighborhoods; and 5) completing remedial plans to support cleanup grants from state and federal programs. Achievement of these goals via U.S. EPA funding will attract residents and visitors and act as a catalyst for implementation of local plans, such as the asset-based redevelopment plan, and revitalization of our entire region. The biggest economic benefits to be achieved via brownfield redevelopment are job creation and increased tax revenues. These benefits will arise from both the redevelopment of the County's large brownfield sites, such as the PCC Airfoils site, as well as smaller sites, such as gas stations, auto repair shops, and former potteries. Assessment and cleanup of these sites will provide 'market ready' sites to accommodate new development. Moreover, vacant brownfields represent a tax drain on our community because taxes generated by brownfields are typically less than the cost of municipal services (fire, police, etc.). Property values for these sites are low and no jobs and income taxes are provided by them. Redevelopment with residential or retail uses would increase property tax revenue for the sites and the surrounding neighborhoods, due to increased valuation. Increased property values will encourage needed reinvestment in adjacent neighborhoods. Redevelopment with office or industrial uses would contribute new income tax revenue and new jobs for Perry County residents. Accordingly, redevelopment of brownfields in the historic downtown areas and along the Moxahala and Jonathon Creeks is a high priority in order to create jobs, restore lost tax revenues and achieve indirect economic benefits by increasing demand for shopping. restaurants, hotels and other services.

The grant will allow the County to achieve goals outlined in the asset-based redevelopment plan, including redeveloping the local economy around heritage/cultural/environmental/arts tourism and local foods and supporting the growth of private sector tourism-based and local foods-based business in the county with new

and redeveloped infrastructure. Completing Property Assessments will help define risks and decrease the environmental stigma that can prevent development. Public outreach efforts will increase awareness of available properties and incentives for redevelopment. All sites will be redeveloped to be compatible with the surrounding neighborhood, the County's zoning and the asset-based redevelopment plan. The elimination of the blighting effects from some of these sites will serve to vastly improve the social and economic vitality in these older areas. The cumulative economic benefit of brownfield projects targeted under this grant is critical because the County is operating with a meager budget and struggling to maintain positive budget balances given the current economic conditions. Additional revenue will expand our ability to address the needs of lower income neighborhoods, improve and expand County services, and further improve the quality of life for our residents. The County is in dire need of funding to initiate this process is essential to our success and will help to continue prior assessment and cleanup activities.

ii. Job Creation Potential: Partnerships with Workforce Development Programs

Perry County will work with Hocking College to promote local hiring and procurement and link members of the community to potential employment opportunities in brownfields assessment, cleanup, or redevelopment related to our proposed projects (Attachment B). In addition, Perry Count routinely works with Perry County Job and Family Services and its OhioMeansJobs Resource Room, Hocking-Athens-Perry Community Action and the Corporation for Ohio Appalachian Development for employment, training and support services. These organizations assists job seekers, employers and youth with job search assistance, employee recruitment, job training. These organizations will assist the County in workforce development. Specifically, their role would be in the form of on-the-job training to provide assistance to new and expanding businesses that may occupy any of the brownfield properties where a redevelopment may occur. This is well within our capability as we often provide training and talent development, employee selection support, employee recruitment and human resource planning and management.

5. Programmatic Capability and Past Performance

a. Programmatic Capability -

The project implementation team will include the representatives to address the administrative (Perry County Economic Development Director), financial (County Finance Director), and technical (qualified environmental consultant partner) needs of the project and grant. Mr. Tom Johnson, Mayor of the Village of Somerset and Economic Development Director for Perry County, will act as Project Director for the grant. As Mayor, he has secured and implemented over \$4.5M in private and government grants since 2010 for both basic infrastructure as well as economic development projects. Prior to this role, Mr. Johnson had a career in international banking as Assistant Vice President, First Interstate Bank, Ltd., with over ten years' experience in private and public finance. Mr. Johnson participates on the following Boards: Hocking College, Ohio Historic Site Preservation Board, Eastern Ohio Development Alliance, Board Member, and Ohio Hill Country Heritage Area; and has been past President for the Perry County Historical & Cultural Arts Society and Perry County Farmer's Market Cooperative. Mr. Johnson will be supported by Melissa Zoller, of Buckeye Hills RDD, who will act as co-Director and be responsible for programmatic management of the grant, including supporting the project director with quarterly reporting, annual financial reporting, the selection of an environmental consultant, ASAP and ACRES needs. Additional staff from Buckeye Hills will support the programmatic management of the grant implementation for the County. Ms. Zoller has over 10 years of experience in the public sector and has assisted with the implementation of prior U.S. EPA Grants. The County will endeavor to maintain the grant management team in place during the entire grant project. In the event of loss of the project director, Ms. Zoller will become the Project Director. Ms. Zoller will be involved and become intimately familiar with grant operations so he can immediately step in as interim or replacement project director in case of loss or re-assignment of the active project director. Mr. Johnson, in partnership with the County, will have the primary responsibility for continued operations, selection, and training of a successor project manager, should it become necessary. The County Auditor will provide financial tracking and grant documentation support to ensure that grant reporting requirements are met.

b. Audit Findings

The County has not had any adverse audit findings relating to the management of those funds. The County has not received any adverse audit findings from an OMB Circular A-133 audit, an audit conducted by a federal, state, tribal or local government inspector general or similar organization, or audits conducted by the U.S. General Accounting Office. The County has not, nor has previously been required to comply with special "high risk" terms and conditions under agency regulations implementing OMB Circular A-102.

c. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Assistance Agreements

Purpose and Accomplishments

The County has not received a U.S. EPA Brownfields grant but has received other federal or non-federal assistance agreements. Listed below are similarly funded assistance agreements:

 USDA Rural Development's Rural Business Enterprise Grant (RBEG) program awarded a grant of more than \$198,000 to help Rural Action and the Southeast Ohio Food Hub Network (which includes the Village of Somerset Farmers' Market) expand the distribution of locally grown foods by providing business support, technical assistance and shared infrastructure support for the region's local agriculture economy.

CIC/Community Redevelopment - \$15,000 in AEP funding, \$100,000 from local government efficiency fund;

Four rounds of State Funded Clean Ohio Conservation Fund totaling \$800,000;

The Village of Somerset is participating in a \$11,500 pilot AEP program, Energy Savers 2014;

Livability Grant from Appalachian Regional Commission;

- In 2013, the Village of Somerset secured funding for the Streetscape Improvement project. The \$1.2 million funding for the Streetscape Project comes from the ODOT grant (\$828,000), a \$250,000 ARC grant, \$50,000 from the commissioner's Community Development Block (CDBG) grant, \$24,000 from the Jeffris Heartland grant plus \$189,000 from the CDBG Neighborhood Revitalization grant. Purpose: replace the village sidewalks with brick and concrete plus add 24 energy efficient streetlights.
- 2. Compliance with grant requirements The County has had a strong history of managing compliance with the workplan, schedule and terms and conditions of the grants and loans listed above. The County will use its knowledge, past experiences, and successes with federal and non-federal assistance agreements to effectively manage the Assessment Grant in partnership with Buckeye Hills, who will assist in programmatic management of the grant. The County's financial management team, in partnership with support from Buckeye Hills, is qualified to undertake Assessment grant management, including the completion and submittal of a Cooperative Agreement and work plan, enrollment in the Automated Standard Application for Payments system, and submittal of progress reports to the EPA project officer, specifying assessment tasks completed, financial tracking and proposed grant activities including ACRES. Buckeye Hills has prior U.S. EPA experience and entered into an intergovernmental agreement with the Southeast Ohio Port Authority (SEOPA) on a US EPA petroleum grant. This grant allowed for petroleum sites within Washington County to have environmental site assessment conducted for Phase I assessment or II assessments: BUSTR 3-Tier evaluation, asbestos survey or underground storage tank closure assessment. Eight assessments were completed in Washington County. Buckeye Hills worked with SEOPA to develop an RFQ for consulting firms. Buckeye Hills reviewed the applications for sites that were submitted, ensure files were complete and given to SEOPA to release payment for the assessment, completed semi and annual reports. Buckeye Hills also assisted in obtaining funding for a brownfield initiative project (\$15,000) through the Clean Ohio Assistance Fund, which allowed receipt of state funding for Phase I environmental assessment. The initiative was implemented in two phases. Buckeye Hills evaluated RFQ from environmental consulting forms those three firms deemed qualified to participate could be chosen by the communities to perform the assessment. The second phase was to create a list of potential sites. Three sites were selected and phase I assessments were completed. Based on the results of the assessment, the community could then apply for Clean Ohio funds for the Phase II. The matching funds for the abovementioned grant were from the agreement for service between Buckeye Hills and Ohio Department of Development. The task performed under the service agreement included community outreach activities to inform communities about state and federal programs which can fund brownfield assessment and clean-up activities; Assisting communities in identifying properties; providing technical assistance in preparation of three Clean Ohio Assistance Fund Phase II assessment applications. Based on that assessment Buckeye Hills was able to help those communities to apply for Clean Ohio Fund Phase II assessment grants. Buckeye Hills worked with the communities preparing the application for the assessment II, helping navigate drawdown procedure, and completing status reports. One of the sites was used for a workshop conducted by BH to showcase what a brownfield site was and how it could be redeveloped and put back into productive use.

List of Grant Attachments: (A) Threshold Criteria and Letters from the State Organizations; (B) Letters of Commitment from Community Organizations; and (C) Documentation of Leveraged Funds.

Appendix 3 Assessment Other Factors Checklist

Name of Applicant:	Perry County, Ohio
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Please identify (with an \mathcal{X}) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	Community population is 10,000 or less.	
	Federally recognized Indian tribe.	
	United States territory.	
	Applicant will assist a Tribe or territory.	
x	Targeted brownfield sites are impacted by mine-scarred land.	2
х	Targeted brownfield sites are contaminated with controlled substances.	2
х	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress.	3
X	Project is primarily focusing on Phase II assessments.	7
x	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	8
	Community experienced manufacturing plant/power plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant/power plant closures due to bankruptcy or economic disruptions.	
x	Recent (2008 or later) significant economic disruption (<u>unrelated</u> to a natural disaster or manufacturing/auto plant/power plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	4
	Applicant is one of the 12 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly	
	demonstrate in the proposal the nexus between their IMCP designation and	i
	the Brownfield activities. Additionally, applicants must attach	1
	documentation which demonstrate either designation as one of the 12 recipients, or relevant pages from a recipient's IMCP proposal which	
	lists/describes the core partners and implementation strategy parties. A core	
	partner/implementation strategy party is a local partner organization/jurisdiction	
	that will carry out the proposed strategy, as demonstrated in letters of	
	commitment or memoranda of understanding which documents their	
	contributions, roles, and responsibilities to the partnership. EDA may provide to	

1	EPA a list of the core partners/implementation strategy parties for each of the 12	
	"manufacturing community" designees, which EPA would use to verify this	
	other factor.	
	Applicant will serve an area designated as a federal, state, or local	
	Empowerment Zone or Renewal Community. To be considered, applicant must	
	attach documentation which demonstrates this current designation.	
	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for	
1	Sustainable Communities (PSC) grant funding or technical assistance that is	
	directly tied to the proposed Brownfields project, and can demonstrate that	
	funding from a PSC grant/technical assistance has or will benefit the project	
	area. Examples of PSC grant or technical assistance include a HUD Regional	
	Planning or Challenge grant, DOT Transportation Investment Generating	
	Economic Recovery (TIGER), or EPA Smart Growth Implementation or	
	Building Blocks Assistance, etc. To be considered, applicant must attach	
	documentation.	
	Applicant is a HUD Promise Zone community. To be considered, applicant	
	must attach documentation.	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

Attachment A

Threshold Documentation and Letters from the State Authorities

Perry County, Ohio

Threshold Criteria for Assessment Grant

- Applicant Eligibility: Perry County is a general purpose unit of local government in the State of Ohio.
- 2. Letters from the State or Tribal Environmental Authority: Letters form the Ohio Environmental Protection Agency (OEPA) and Ohio Bureau of Underground Storage Tank Regulation (BUSTR) are attached.

3. Community Involvement:

Community Involvement Plan - The County intends to implement a comprehensive plan to involve the community in the grant project. This plan includes a creation of a task force to be comprised of the partner groups listed in Section 3.c, which include local civic, watershed, business, educational, fraternal, and economic development groups, as well as representatives from the villages, County and local government agencies. The intent of the task force is to assist in the implementation of the grant, including public outreach, site prioritization and preliminary redevelopment plans. The group will be invited to meet at least annually (depending on their role). A meeting to discuss the grant application was held during the County meetings on December 12, 2014. Notice of the meetings were provided to the public via media alerts 48 hours in advance stating the meeting date and time; including on the County website. Following notice of an Assessment Grant award, the County will announce the award and the availability of the draft Work Plan to the community through a press release to the local newspapers (Perry County Times and Perry County Tribune) and by posting a notice on the Perry County website. The County will place advertisements on the local area radio stations (WOUZ and WWJM FM radio stations) and the WOUB Television Station, which is a public access television station, to reach residents at every educational level and those without internet service. We will also send written or electronic notices to local business leaders (bankers, real estate brokers, developers). The County will establish a Facebook page and LinkedIn group for the grant, which will allow the community to interact with the County during the entire project. The County will include instructions on how to reach these internet forums in the initial press release. Hard copies of the draft Work Plan will be made available at the Perry County Courthouse and Somerset and New Lexington public libraries to ensure access for those without appropriate information technology availability, knowledge, or experience. The public will be able to provide comments verbally to Perry County Commissioners or County staff, electronically on Facebook and Linkedln, and in writing via email or letters to the County. All comments received will be discussed during a public meeting hosted by the County and the draft Work Plan will be modified in response to relevant comments. Additional information is provided below in section 3 ii.

<u>Communicating Progress – The County will communicate progress through public meetings at major project milestones, including: 1) project kick-off; 2) completion of Phase I and II activities; and 3)</u>

reuse and remedial planning. Specific stakeholders, such as residents adjacent to a targeted site, may also receive information via mail or phone. County representatives will make presentations to describe the grant process and address the concerns of local residents and business owners. County project team representatives will also attend community organization meetings to discuss the project and/or specific site assessments. After an assessment is completed, the primary information flow will be outward to the community, notifying local stakeholders about assessment activities, providing results of the assessments, and explaining health and environmental impacts. Assessment results will be posted on the County's website, Facebook, and Linkedln. If health threats are identified, the County will send written notices to impacted citizens and contact the Perry County Health Department (Section 3.b.i) partnership with government agencies. When cleanup and/or redevelopment planning is initiated, more intensive involvement activities, including explanations of plans and rationales and solicitation of comments and feedback on those plans, will be implemented. These efforts will involve collaborating with community members, agencies, and businesses to identify appropriate end uses and create a redevelopment plan for the site. The County is committed to utilizing grant funds to become more fiscally and environmentally sustainable. As applicable, during the redevelopment of brownfield sites, the County will consult with the Southeast Ohio chapter of the U.S. Green Building Council concerning the utilization of sustainable/ green building approaches and techniques. At the close of the project, the County will hold a final public meeting to notify the community of the outcomes of the project. The presentation materials and minutes will be archived and placed on the County's website, Facebook, and LinkedIn. Job opportunities in brownfields assessment, cleanup, or redevelopment related to the brownfield program will be posted on the OneStop Employment Network and Perry County D Job and Family Services website.

4. Site Eligibility and Property Ownership Eligibility: The applicant is requesting a community-wide assessment grant; therefore, site eligibility and property ownership eligibility criteria do not apply.



John R. Kasich, Governor Mary Taylor, Lt. Governor Craig W. Butler, Director

November 25, 2014

U.S. Environmental Protection Agency, Region 5 Brownfields/NPL Reuse Section ATTN: Brad Bradley and Romona Smith 77 West Jackson Blvd., Mail Code SM-7J Chicago, IL 60604-3507

RE: Perry County Community Wide Assessment Grant Proposal

Dear Mr. Bradley and Ms. Smith:

I am pleased to offer Ohio EPA's support for the Perry County Community Wide Assessment Grant Proposal. We have worked with the Perry County in the past and hope to be able to provide support to Perry County under the Assessment, Cleanup and Revolving Loan Fund Grant program established by the Small Business Liability Relief and Brownfield Revitalization Act (P.L. 107-118).

The funding Perry County is requesting under their community wide assessment grant proposal would be used to complete Phase I and Phase II assessments and remedial planning at properties contaminated with hazardous substances, as well as perform public education and outreach. The migration of contaminants from priority brownfield sites poses a serious threat to the Muskingum River watershed, as well as to residents and visitors who rely upon it for drinking water, recreation, and fishing. If awarded, this grant would allow the County to protect public health and welfare by restoring control of contaminated sites.

We look forward to working with Perry County and U.S. EPA on this project. If you have any questions, please do not hesitate to contact me at 614-644-2285.

Sincerely,

Amy Yersavich, Manager

Ohio Environmental Protection Agency

Site Assistance and Brownfield Revitalization

cc: Jim O'Brien, President, Perry County Board of Commissioners Tom Johnson, Mayor, Village of Somerset Betsy Bowe, Principal, Client Service Manager, T&M Associates Ed Gortner, Ohio EPA, DERR/SEDO



November 24, 2014

Joe Dufficy Community and Land Revitalization Branch US EPA Region 5 77 W Jackson, M/C 7J Chicago, IL 60604-3507

Subject: Perry County - USEPA Petroleum Brownfield Assessment proposal

Dear Mr. Dufficy:

This letter acknowledges that Perry County notified the Office of the Fire Marshal, Bureau of Underground Storage Tank Regulations (BUSTR) of its plans to use the \$200,000 grant proposal for a community-wide brownfield assessment for petroleum waste.

This project is a part of a redevelopment project for Perry County, which is listed as the fourth poorest County in the State of Ohio based on per capita income. Perry County is within the Appalachia Region of the United States. The County is predominantly rural and has had a long history of agriculture, pottery production and mining. Over the years, the pottery and mining industries have declined, leaving large tracts of brownfields. These brownfields pose a threat to the Moxahala Creek and Johnathon Creek, major waterways of the county and major tributaries to the Muskingum River and its watershed. Many of the County residents rely on the groundwater as their primary water supply.

The County hopes to use the funding to conduct Phase I and Phase II assessments, characterize and prioritize sites. The County wants to protect public health by restoring the control of these contaminated sites and moving them through the assessment and cleanup processes. By addressing these petroleum contaminated sites, the County would be eliminating or limiting uncontrolled pollution sources and discharges to the local waterways. This would improve the water and sediment quality in these streams, the Muskingum River and ultimately the Ohio River. By improving these waterways, greater recreational and fishing opportunities would exist. The completion of these activities would create market ready parcels for redevelopment, encourage investment and local entrepreneurship in the community, alleviate poverty, revitalize core neighborhoods and increase property values in distressed neighborhoods. The County is committed to development that involves residents in the decisions affecting their neighborhoods and allowing for buy-in by the whole community.

Page 2 November 25, 2014 U.S. EPA, Region 5

I am pleased to offer BUSTR's support for Perry County's Petroleum Brownfield Assessment Grant proposal. We look forward to working with Perry County and the U.S.EPA on this project.

Sincerely,

Verne A. Ord

Assistant Chief – BUSTR Division of State Fire Marshal Ohio Department of Commerce

xc: Site File

Jim O'Brien, Perry County Board of Commissioners Betsy Bowe, T and M Associates

Attachment B

Letters of Commitment from Community Organizations

Perry County Health Department

212 South Main Street, Lower Level * P.O. Box 230 New Lexington OH 43764 (740) 342-5179 Fax: (740) 342-5540 Website: www.perryhealth.com

12/08/2014

Mr. Tom Johnson
Perry County Commissioners
121 W. Brown Street
P.O. Box 248
New Lexington, Ohio 43764

Re: Letter of Commitment for U.S. EPA Brownfield Assessment Grant

Dear Mr. Johnson:

I am writing in support of the Perry County Community-Wide Assessment Grant proposal. The assessment funds provided through this grant will improve the health and welfare of the people who live and work throughout the County.

Upon successful receipt of funding, our role will be to assist the County with any health related needs and provide advocacy for the County's brownfield efforts in community involvement and education. Our organization will work closely with the County and the public during the implementation of the grant.

Brownfield assessment, cleanup, and redevelopment are vital to continued economic development, strategic land use, and environmental quality in our region. For this reason, we strongly believe that the U.S. Environmental Protection Agency should award a grant to Perry County. Please call me at 740-342-5179 if we can be of further assistance.

Sincerely,

Angela DeRolph, MPH Health Commissioner December 15, 2014

Mr. Tom Johnson Perry County Commissioners 121 W. Brown Street P.O. Box 248 New Lexington, Ohio 43764

Re: Letter of Support for U.S. EPA Brownfield Assessment Grant

Dear Mr. Johnson:

The Buckeye Hills-Hocking Valley Regional Development District is providing this letter as documentation of our commitment to provide in-kind resources in support of Perry County's U.S. EPA Brownfield Assessment grant application and project implementation.

Helping local communities work cooperatively to improve southeastern Ohio since 1968, Buckeye Hills has a historically strong relationship with Perry County, collaborating on many initiatives, including:

- General support for numerous current grant related and economic development projects, including Clean
 and Green LGIF project support; field data collection and development of GIS data layers for the Village of
 Somerset; as well as grant writing and research services aimed at the creation of additional health care
 facilities in Perry County;
- Ohio Public Works State Capital Improvement/Local Transportation Improvements Programs; Buckeye
 Hills serves as the liaison for District 18 (which includes Perry County), funded by the OPWC. The
 programs provide funding for road, bridge, culvert, water, wastewater, solid waste, and storm water
 facility projects. As district liaison, Buckeye Hills is responsible for application training, rating and ranking
 of applications received, and forwarding funded projects on to Public Works.
- Greenspace grant funding; Buckeye Hills acts as the liaison for District 18 for portions of the Clean Ohio Program, funded by the State of Ohio. The program provides funding for Brownfield environmental cleanup projects, and green space/open space conservation preservation projects.
- Make it in America Challenge Grant; Buckeye Hills has been actively collaborating with economic
 development representatives in the Appalachian Partnership for Economic Growth (APEG) region,
 including Perry County, collecting available building and site data collection for entry and update in the
 Ohio InSite database system.
- Buckeye Hills has provided Community Development Block Grant (CDBG) administration support for the following Perry County communities:
 - Village of New Straitsville Waterline Total project cost of \$1,100,000; of that \$500,000 from CDBG; \$250,000 from Arc; \$350,000 from EPA affecting 296 households and 9 businesses served;
 - Village of Somerset Waterline Total project cost \$1,010,000; of that CDBG \$500,000 and EPA \$510,000 affecting 654 households 19,100 linear feet of line;
 - Village of Shawnee Water Distribution System Replacement Total project cost \$401,788; of that \$200,800 from ARC and \$200,988 from EPA; and
 - Junction City Water System Upgrades Total project cost \$866,650; of that \$200,000 from State Appalachian funds and the remainder from OPWC and OWDA.

As a partner in the proposed grant project, Buckeye Hills commits to the County the in-kind use of our staff. Specifically, we will provide up to 150 hours of in-kind resources over the 3-year implementation period in the areas of:

- Programmatic grant administration support, including assistance with consultant procurement, grant reporting and compliance, and site selection, as well as pursuit of additional funding where applicable;
- · Program marketing to local businesses and property owners;
- Participating in various meetings including those regarding site selection and priority evaluation;
- Communicating with public and private property owners interested in participating in the program;
- Hosting at least one (1) public workshop for local businesses and potential development partners;
- The total estimated value of these in-kind services is \$3,600 (using an average hourly rate of \$24.00).

We look forward to working with Perry County on this important initiative. Please contact me at (740) 376-1028, or via email at bretallphin@buckeyehills.org if you require any additional information regarding the proposed services.

Regards,

Bret Allphin

Development Director

December 19, 2014

Mr. Tom Johnson Perry County Commissioners 121 W. Brown Street P.O. Box 248 New Lexington, Ohio 43764

Re: Letter of Commitment for U.S. EPA Brownfield Assessment Grant

Dear Mr. Johnson:

Hocking. Athens. Perry Community Action enthusiastically supports the U.S. EPA Brownfields Assessment Grant submitted by Perry County. The ultimate goal of the proposed brownfield assessment is to create market-ready sites for new businesses, revitalize local neighborhoods and grow the local economy. These goals tie in well with our agency's mission.

The mission of Hocking. Athens. Perry Community Action is to mobilize resources to empower individuals and communities through advocacy and quality services that promote self-sufficiency and improved quality of life. According to the latest available US Census data, over 20% of individuals in Perry County live below the poverty level, which is higher than both the state and national rates. Through advocacy and a broad variety of services, Hocking. Athens. Perry Community Action has helped poor families in the local area since 1965. Examples of our programs include weatherization, housing services, Head Start, heating and energy assistance, training for dislocated workers, community development, food distribution to pantries, meals-on-wheels, and fair housing.

Better environmental living conditions will bring a substantial improvement in the quality of life for the individuals we serve. A significant portion of our service area consists of former extraction industry boom towns from the late 1800s to the early 1900s. The industries have largely left but evidence of their time here remains. Slag piles still exist on the edges of many rural villages and a number of streams are contaminated due to acid mine drainage. Many rural residents do not have access to municipal water and must have water hauled in due to contaminated private water wells. This is a particular hardship for lower-income individuals.

We are hopeful that assessments of former potteries and other brownfield sites and structures will pave the way to convert them to usable assets within the community. Future economic development activities will reduce the

Hocking , Athens , Perry CommunityAction

3 Cardaras Drive P.O. Box 220 Glouster, Ohio 45732 FAX 740.767.2301 800.686.1093 740.767.4500

> Hocking County Logan, Ohio 43138 740.385.6813

> > Perry County New Lexington Ohio 43764 740.342.4113

An equal opportunity service provider and employer

jobless rates of our clients, reducing their need for assistance. In addition, the conversion of brownfield structures to housing for low-and moderate-income persons will help to fill a critical need for affordable, decent, safe and accessible housing.



3 Cardaras Drive P.O. Box 220 Glouster, Ohio 45732 FAX 740.767.2301 800.686.1093 740.767.4500 Because the U.S. EPA Brownfield Grant has the potential to significantly improve the quality of life for poor people in our service area, Hocking. Athens. Perry Community Action will support the program through public outreach. We can facilitate public outreach by distributing information on our website at www.hapcap.org, at our facility in Perry County, and during public meetings held for agency programs. We will also advocate for the program and will gladly participate on the advisory committee.

If you have any questions, please do not hesitate to contact me at (740)767-4500.

Sincerely,

Hocking County Logan, Ohio 43138 740.385,6813

> Perry County New Lexington Ohio 43764 740.342.4113

Doug Stanley

Executive Director

Hocking. Athens. Perry Community Action

An equal opportunity service provider and employer



December 17, 2014

Mr. Tom Johnson Perry County Commissioners 121 W. Brown Street P.O. Box 248 New Lexington, Ohio 43764

Re: Letter of Support for U.S. EPA Brownfield Assessment Grant

Dear Mr. Johnson:

Hocking College Perry Campus is pleased to submit this letter of support to Perry County in order to further the County's efforts to assess brownfield properties within our community. It is our understanding that the County is seeking a \$400,000 grant from the U.S. EPA Brownfield Assessment Grant Program.

We are in full support of the County's efforts to identify threats to the environment and public health by conducting environmental assessments and cleanup planning with grant funding. In addition, we understand that these efforts will protect and preserve green space in the County, and revitalize our neighborhoods and the local economy. We understand the value and importance this grant brings to our community and we look forward to the opportunities it may provide to our students.

We understand that our role on the project will be to provide the following in-kind support:

- Public outreach we will share information regarding the brownfields program with students and staff through our website and other media and encourage participation for learning opportunities for staff
- Meeting facilities as an in-kind contribution to the project, we will help to host a public meeting and provide meeting space;
- Curriculum enrichment for students if there is an opportunity for students to participate in learning activities from curriculum, we would welcome connecting the project with innovative ways to expand the grant into enriched learning such as project mapping, health sciences, marketing and outreach, etc.
- Workforce development as brownfield sites are put back into productive use and any job
 opportunities become available for new businesses, our placement resources could coordinate to
 fill positions or training needs, as applicable.

We hope that EPA will look favorably upon the County's application for funding. We look forward to working with you on this project. Please call me at if we can answer any questions or assist in any way with your efforts.

Sincerely,

Christine Woodgeard, Campus Manager

Hocking College Perry Campus

Chame involved



10 December 2014

Mr. Tom Johnson Perry County Commissioners 121 W. Brown Street P.O. Box 248 New Lexington, Ohio 43764

Re: Letter of Commitment for U.S. EPA Brownfield Assessment Grant

Dear Mr. Johnson:

Rural Action is pleased to be a partner in the effort of the Perry County to seek a \$400,000 grant from the U.S. EPA Brownfield Assessment Grant Program. Rural Action is a membership based non-profit organization doing sustainable asset based economic development in Appalachian Ohio. Rural Action does this through its programming, including; Watershed Restoration, Sustainable Agriculture and Forestry, the Appalachia Ohio Zero Waste Initiative, Environmental Education, and the Ohio Stream Restore Corps. Monday Creek Restoration Project (MCRP) is part of the Watershed Restoration Program and began as an effort to restore a watershed that was severely damaged from historic unregulated coal mining practices in Perry, Hocking and Athens counties. The goal of the project is to improve the watershed for the benefit of local communities.

We support and applaud your efforts to secure this grant in order to identify threats to the environment, improve public health, and preserve and protect greenspace in the Monday Creek Watershed. As part of our role in the project, we commit to assist in identifying and prioritizing brownfield sites in the Monday Creek Watershed. Moreover, we will invite Perry County to make a presentation at a regular meeting of the Friends of Monday Creek and will provide project updates via our publications and outreach activities.

We look forward to working with the Perry County on this important project and we urge U.S. EPA to fund the grant application. Please call me at (740) 677-4047 if we can answer any questions regarding our support of this grant.

Sincerely,

Michelle Decker, CEO

Rural Action

Kuhre Center for Rural Renewal

Romicaelle Decker

Nate Schlater, Watershed Coordinator Monday Creek Restoration Project



December 15, 2014

Mr. Tom Johnson

Perry County Commissioners 121 South Main Street New Lexington, OH 43764

Perry County Chamber of Commerce

121 South Main Street, New Lexington OH 43764 Phone: (740) 342-3547 Fax: (740) 342-9124

Email: pcccofc@yahoo.com

Re: Letter of Commitment for U.S. EPA Brownfield Assessment Grant

Dear Mr. Johnson:

As a proactive advocate for the business and professional organizations of Perry County, the Chamber of Commerce is dedicated to developing, nurturing and protecting a positive economic climate favorable to the business and professional communities.

Please accept this letter of support and commitment from the Chamber on the County's endeavor to obtain additional Brownfield Assessment Funding from U.S. EPA. Only through continued identification and resolution of potential issues will our underutilized properties be put back into productive use. These funds will help to take the fear out of the process that impedes development, and will result in environmental and job creation benefits.

Upon successful receipt of funding, our role to support you will include:

- Facilitate communication between the County and members of the Chamber as an advocate of your Brownfields program;
- Where applicable, attend meetings and provide feedback on prioritization of sites, cleanup planning and redevelopment of eligible properties who participate; and
- Marketing properties that participate and aid in seeking prospective businesses looking to expand or locate in Perry County on eligible brownfield sites.

We hope that U.S. EPA will look favorably upon the County's application for funding – the grant will provide a valuable means to achieve our goals of revitalizing and growing the local economy. If I can provide any additional information in support of your endeavor, please call me at (740) 342-3547.

Sincerely,

Executive Director

Perry County Chamber of Commerce

Attachment C Documentation of Leveraged Funds

December 15, 2014

Mr. Tom Johnson Perry County Commissioners 121 W. Brown Street P.O. Box 248 New Lexington, Ohio 43764

Re: Letter of Support for U.S. EPA Brownfield Assessment Grant

Dear Mr. Johnson:

The Buckeye Hills-Hocking Valley Regional Development District is providing this letter as documentation of our commitment to provide in-kind resources in support of Perry County's U.S. EPA Brownfield Assessment grant application and project implementation.

Helping local communities work cooperatively to improve southeastern Ohio since 1968, Buckeye Hills has a historically strong relationship with Perry County, collaborating on many initiatives, including:

- General support for numerous current grant related and economic development projects, including Clean
 and Green LGIF project support; field data collection and development of GIS data layers for the Village of
 Somerset; as well as grant writing and research services aimed at the creation of additional health care
 facilities in Perry County;
- Ohio Public Works State Capital Improvement/Local Transportation Improvements Programs; Buckeye
 Hills serves as the liaison for District 18 (which includes Perry County), funded by the OPWC. The
 programs provide funding for road, bridge, culvert, water, wastewater, solid waste, and storm water
 facility projects. As district liaison, Buckeye Hills is responsible for application training, rating and ranking
 of applications received, and forwarding funded projects on to Public Works.
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- Make it in America Challenge Grant; Buckeye Hills has been actively collaborating with economic
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 including Perry County, collecting available building and site data collection for entry and update in the
 Ohio InSite database system.
- Buckeye Hills has provided Community Development Block Grant (CDBG) administration support for the following Perry County communities:
 - Village of New Straitsville Waterline Total project cost of \$1,100,000; of that \$500,000 from CDBG; \$250,000 from Arc; \$350,000 from EPA affecting 296 households and 9 businesses served;
 - Village of Somerset Waterline Total project cost \$1,010,000; of that CDBG \$500,000 and EPA \$510,000 affecting 654 households 19,100 linear feet of line;
 - Village of Shawnee Water Distribution System Replacement Total project cost \$401,788; of that \$200,800 from ARC and \$200,988 from EPA; and
 - Junction City Water System Upgrades Total project cost \$866,650; of that \$200,000 from State
 Appalachian funds and the remainder from OPWC and OWDA.

As a partner in the proposed grant project, Buckeye Hills commits to the County the in-kind use of our staff. Specifically, we will provide up to 150 hours of in-kind resources over the 3-year implementation period in the areas of:

- Programmatic grant administration support, including assistance with consultant procurement, grant reporting and compliance, and site selection, as well as pursuit of additional funding where applicable;
- Program marketing to local businesses and property owners;
- Participating in various meetings including those regarding site selection and priority evaluation;
- Communicating with public and private property owners interested in participating in the program;
- Hosting at least one (1) public workshop for local businesses and potential development partners;
- The total estimated value of these in-kind services is \$3,600 (using an average hourly rate of \$24.00).

We look forward to working with Perry County on this important initiative. Please contact me at (740) 376-1028, or via email at bretallphin@buckeyehills.org if you require any additional information regarding the proposed services.

Regards,

Bret Allphin

Development Director

Billage of Somerset



43783

Mayor Tom Johnson Phone (740) 743-1374 <u>ti1367@sbcglobal.net</u>

Founded 1807

December 19, 2014

Environmental Management Support, Inc. Attn: Mrs. Edie Findeis Cromwell 8601 Georgia Avenue, Suite 500 Silver Spring, MD 20910

Re: Letter of Leveraged Support Commitment for the U.S. EPA Brownfield Assessment Grant

Dear Ms. Findeis Cromwell:

The Village of Somerset is providing this letter as documentation of our commitment to provide in-kind resources in support of the Perry County U.S. EPA Brownfield Assessment grant application and project implementation.

Somerset has a strong partnership with the County. Acting as Economic Development Director for the County, we coordinate regional planning and development goals. In addition, our staff serve to support the County's Economic Development planning and redevelopment goals.

As a partner in the proposed grant project, we commit to provide up to 100 hours of inkind resources (Director and staff time) over the 3-year implementation period in the areas of:

- Coordinating as Project Director on the overall management of the grant;
- marketing the program to local businesses and property owners
- participating in meetings on site selection and priority
- communicating with public and private owners who would like to participate

The total estimated value of these in-kind services is $$_{3,500}$ (using an average hourly rate of $$_{35.00}$

We look forward to working with the County on this overall initiative.

Very truly yours,